

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



Douglas County

Contact the Douglas Elbert REALTOR® Association, Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

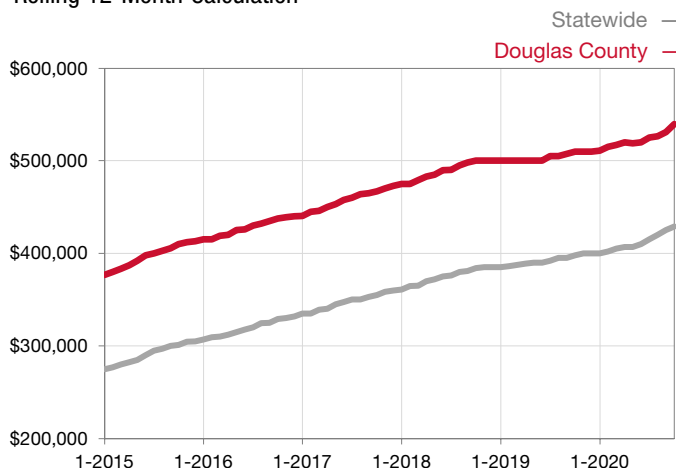
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	564	640	+ 13.5%	7,479	7,159	- 4.3%
Sold Listings	599	777	+ 29.7%	5,755	6,424	+ 11.6%
Median Sales Price*	\$511,250	\$579,000	+ 13.3%	\$512,500	\$545,000	+ 6.3%
Average Sales Price*	\$576,917	\$690,208	+ 19.6%	\$590,091	\$625,675	+ 6.0%
Percent of List Price Received*	98.7%	100.1%	+ 1.4%	99.2%	99.7%	+ 0.5%
Days on Market Until Sale	40	29	- 27.5%	37	33	- 10.8%
Inventory of Homes for Sale	1,370	484	- 64.7%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	129	148	+ 14.7%	1,317	1,387	+ 5.3%
Sold Listings	94	133	+ 41.5%	1,028	1,176	+ 14.4%
Median Sales Price*	\$330,384	\$355,000	+ 7.5%	\$335,000	\$349,107	+ 4.2%
Average Sales Price*	\$358,021	\$376,949	+ 5.3%	\$354,711	\$370,273	+ 4.4%
Percent of List Price Received*	99.1%	99.8%	+ 0.7%	99.2%	99.6%	+ 0.4%
Days on Market Until Sale	48	20	- 58.3%	36	32	- 11.1%
Inventory of Homes for Sale	266	114	- 57.1%	--	--	--
Months Supply of Inventory	2.7	1.0	- 63.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

